

TRANSFER  
TAX  
PAID

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## WARRANTY DEED

DOROTHY M. DUSTY of Waterville, County of Kennebec, State of Maine, for consideration paid, grants to DAVID J. GREEN and VICTORIA M. GREEN of Waterville, County of Kennebec, State of Maine, with warranty covenants as joint tenants, a certain lot or parcel of land situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

031968

17-6-1

Beginning at an iron pin in the westerly line of the West River Road, said pin marking the northeasterly corner of the herein-described parcel and southeasterly corner of land of Daniel Cassavant as recorded in Kennebec County Registry of Deeds, Book 3370, Page 27; thence on a 1994 magnetic bearing of S 51° 48' W along said West River Road a distance of 71.95 feet to a steel pin marking the northeasterly corner of land to be retained by grantor, Dorothy M. Dusty; thence N 58° 32' 20" W along said grantor's land a distance of 344.85 feet to a steel pin; thence S 53° 45' 40" W along said grantor's land a distance of 228.45 feet to a steel pin; thence S 43° 52' 35" E along said grantor's land a distance of 135.2 feet to a steel pin; thence S 61° 10' E along land of Richard Goodhue a distance of 158.1 feet to a steel pin in the northerly line of the property of grantee, David J. Green; thence on the following courses and distances along the land of grantee: N 59° 52' 17" W a distance of 1557.75 feet; N 16° 38' 30" E a distance of 458.05 feet; N 67° 01' 50" E a distance of 462.25 feet to a steel pin marking the southwesterly corner of land of Kimberly Thibodeau as recorded in said Registry, Book 4436, Page 341; thence S 60° E along Thibodeau's land a distance of 321.1 feet to a steel pin; thence N 37° 11' E along Thibodeau's land a distance of 200 feet to a steel pin; thence N 37° 11' E along the land of Barrie Lapham a distance of 260 feet to a steel pin in the southerly line of the Webb Road; thence S 59° 06' 40" E along said road a distance of 60.1 feet to a steel pin; thence S 37° 07' 30" W along the land of John Cosgrove a distance of 258.75 feet to a steel pin; thence S 37° 14' W along the land to be conveyed to one Pellerin, et als. a distance of 573.2 feet to a steel pin; thence S 59° 48' 20" E along land to be conveyed to Pellerin a distance of 123.9 feet to an iron pin; thence S 59° 39' 50" E along the land of Village Green and Daniel Cassavant a distance of 1,342.3 feet to the point of beginning.

This parcel contains 22 acres, more or less, and is a part of the parcel conveyed to Frank T. Dusty and Dorothy M. Dusty by deed dated October 16, 1961, recorded in Kennebec County Registry of Deeds, Book 1279, Page 286. Frank T. Dusty died May 21, 1985 and Dorothy M. Dusty acquired his interest as surviving joint tenant.

Reference is made to survey of Plan of Property to be Conveyed to David Green prepared by Elwood Ellis, RLS, dated December 2, 1994, and to be recorded in Kennebec County Registry of Deeds.

Excepting and reserving to Kimberly A. Thibodeau, her heirs and assigns, and to Robin A. Pellerin, Jeffrey M. Pellerin and Jordan

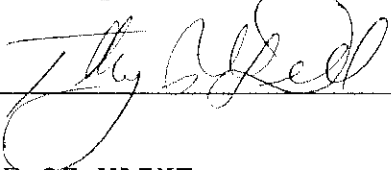
K. Pellerin, their heirs and assigns, the right-of-way abutting their respective properties being 60 feet wide and running from the Webb Road for purposes of ingress and egress by foot and vehicle, together with an easement for installation and/or use of any installed utilities, including electric, telephone, cable television, water and sewer, either above or below the surface of the ground. Said right-of-way is to be 60 feet wide and 833 feet long.

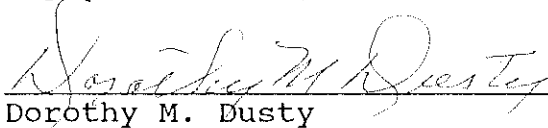
Subject to an easement to Central Maine Power Company dated November, 1994, to be recorded in Kennebec County Registry of Deeds.

Also hereby conveying to Grantees any rights or interests which Grantor may have retained pursuant to the terms of a certain covenant running with that lot or parcel of land conveyed to Russell P. Legare, et ux. by deed dated July 29, 1977, recorded in Kennebec County Registry of Deeds, Book 2028, Page 157, meaning and intending to release and discharge said lot or parcel of land from the following restriction:

"It is further agreed grantees, their heirs or assigns, shall not use the above-described transferred parcel of land for mobile home sales, mobile home park, or any other mobile home use whatsoever."

WITNESS my hand and seal this 30th day of November, 1994.

  
\_\_\_\_\_  
Attorney-at-Law

  
\_\_\_\_\_  
Dorothy M. Dusty

STATE OF MAINE  
COUNTY OF KENNEBEC

November 30, 1994

Personally appeared the above-named Dorothy M. Dusty and acknowledged the foregoing instrument to be her free act and deed,

Before me,

  
\_\_\_\_\_  
Attorney-at-Law

Printed Name: Timothy R. O'Donnell

16-111894

RECEIVED KENNEBEC SS.

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ATTEST:   
REGISTER OF DEEDS